

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF BRAZOS
I(We), Sam Trihn the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(us) in the Deed Records of Brazos County in Volume 4164, Page 165, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

Owner/Developer

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Sam Trihn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal of office this day of, 20....

Notary Public, Brazos County, Texas

CERTIFICATE OF SURVEYOR

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

APPROVAL OF THE CITY PLANNER

I,, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

City Planner
City of Bryan, Texas

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I,, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the day of, 20.... and same was duly approved on the day of, 20.... by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I,, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

Zoned: C3 Commercial

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of, 20.... in the Official Records of Brazos County Texas, in Volume, Page

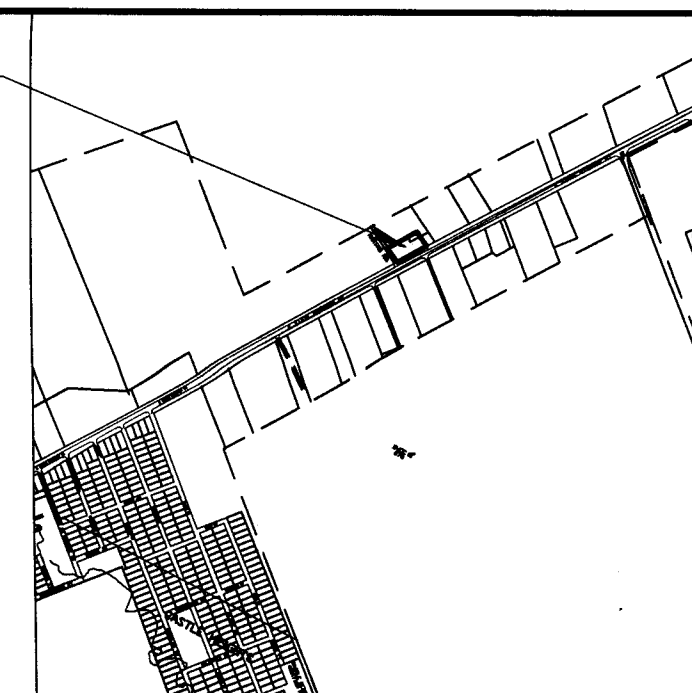
County Clerk, Brazos County, Texas

NOTES:

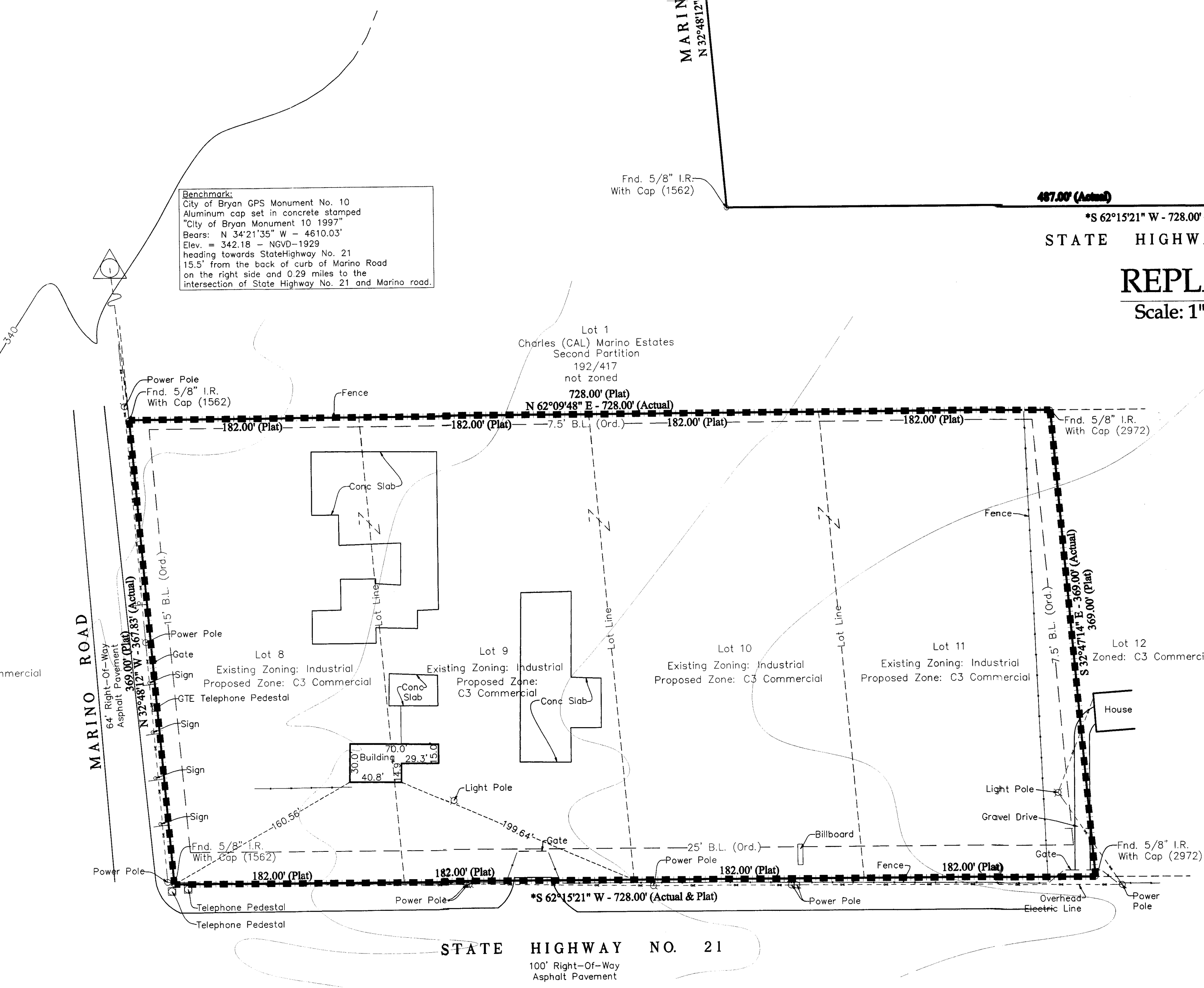
1. This property is not in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (Firm), Community Panel No. 48041C0205E Effective Date: May 16, 2012.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: *Plat Bearing used as basis of bearings.
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. Site Address: 5943 State Highway 21, College Station Texas, 77845.
6. This Tract is zoned: Industrial.
7. Existing Land Use: Commercial
8. The purpose of this to Replat is to combine Lot 8, 9, 10 & 11 to create 2 lots.

SCALE: 1" = 60'

PROJECT LOCATION



Vicinity Map
Not To Scale



SCALE: 1" = 60'

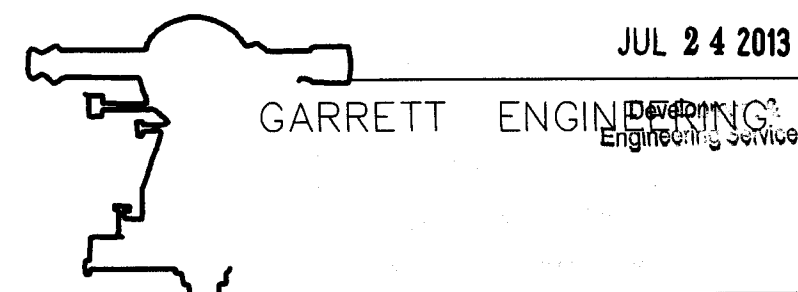
ORIGINAL PLAT

Scale: 1" = 60'

Being a Replat
Of
Lots 8,9,10 and 11
Charles (CAL) Marino Land Partition
6.13 Acres
to create
Lots 8R & 9R, Block One
Volume 179, Page 445
Stephen F. Austin League No. 10
Bryan, Brazos County, Texas
May 30, 2013

Owner/Developer:

Owner: Sam Trihn
Texas LS Investments, LLC
Address: 4405 Regal Oaks Drive
Phone: (979) 575-4545



D:\Donnell\survey-Jobs\Survey Jobs 2013\13-0103\13-0103.dwg